
Board of Directors

President	David White
Vice-President	Stacy Tantum
Treasurer	Cathy Thomas
Secretary	Charles Murphy
Board Member	Maryanne Ross
Board Member	Margo Scott
Board Member	Terry Hodges

Committee Chairs

Architectural Review	Mick Hill
Community Relations	Margo Scott
Finance	Cathy Thomas
Buildings & Grounds	David White
Recreation	Anna West O'Connell
Welcome	Betty Turnbull

Board of Directors Report



2006 was a year of transition for the Woodlake Homeowners Association (WHOA). As many of you are aware, long-time Board President Nancy Astrike moved out of our neighborhood this past summer and Lisa Williams stepped down from the Board due to increased work responsibilities. Nancy and Lisa both made significant contributions to the association – they will be missed. David White is the new Board President and the board vacancies have been filled by Margo Scott and Maryanne Ross. Significant activities addressed by the WHOA in 2006 include:

1. Rezoning and pending development of property at the intersection of Fayetteville Road and Woodcroft Parkway for a seniors apartment complex (southeast corner) and an office building (northeast corner). The Board has worked closely with the developers of these projects to address traffic and aesthetic concerns. Based on these meetings, we believe both projects are good

development options. However, the developers must still submit site-development plans to the city providing additional design information before construction can begin. The board is staying in touch with the developers and will provide additional information as these projects progress.

2. The city's review process for conversion of the neighborhood's private streets (Boxwood, Cedar Hill, Falls, and Great Oak) to city ownership has taken longer than expected, but is still moving forward. All of the required plats have been submitted to the city, but the city has still not signed off on completeness. Once this approval is received, we will contact homeowners on these streets to get their approval for the transfer. This conversion is important to the WHOA because of the financial responsibilities associated with private ownership.

3. Updating of the WHOA website (see article later in this newsletter) to improve communication with residents about Woodlake activities. If you have not visited the website (www.woodlakecommunity.org) or signed up to receive e-mail announcements of neighborhood news, please do so.

The main new project planned by the WHOA for 2007 is a variety of trail repairs and upgrades. The proposed work will address a number of water-related issues that have caused damage to the trail and affect its longevity.

Should you have questions about the above or other items of importance to the WHOA, please contact the board members by sending an e-mail to (whoa.board@yahoo.com), contacting Kildaire Management (the association's management contractor; their address and phone number are on page 8), or talking directly to a board member.

Website and Listserv Information

If you haven't looked lately, the Woodlake website (www.woodlakecommunity.org) has been redesigned to provide a variety of additional resources for Woodlake residents and potential homebuyers. In addition to the information that was on the original website (e.g., electronic copies of documents and forms, information on who to contact), the revised website allows residents an opportunity to communicate to one another via a message board which can be accessed on the bottom of the home page. Access to the message boards is restricted to homeowners only. Please click the webmaster link and provide the homeowners name(s) and Woodlake address for access to the message boards.

The website also provides e-mail links for contacting the Woodlake Board and various committees and a list of announcements that have been sent out via the Woodlake listserv (if you have not signed up to receive Woodlake announcements via the listserv, you can do so by going to the Announcements page on the website).

As in the past, there are Links and Forms pages on the website. The Links page provides web-links to various governmental resources and several commercial locations. The Documents and Forms page provides access to the Woodlake Handbook, Bylaws, pool rules, and other documents, plus copies of WHOA forms such as architectural requests, pool and exercise room access, clubhouse rental agreement, etc.

If you have any questions or comments on the website, please contact the webmaster via the link at the bottom of the website Home page.

Finance Committee

The goals of Woodlake's finance team are to protect the assets of the association, carefully evaluate all the needs of our neighborhood, and – above all – protect and enhance the individual value of all our homes.



During 2006, WHOA income was approximately \$210,000 versus operating expenses as outlined below:

- Management Contract \$22,000
- Grounds & Street Maintenance 91,000
- Pool & Clubhouse Expenses 30,000
- Insurance, Legal, Utilities etc. 26,000

The remaining \$41,000 of revenue is being added to our general reserves to cover future private road conversion and trail repair expenses.

The board has approved a budget for 2007 that will keep our association on solid financial ground without requiring an increase in dues for 2007. The board will continue to work hard to provide for the maintenance and improvements of our community with the same amount of dollars received in 2006.

Architectural Review Committee



As Spring approaches so does the desire to improve our homes: maybe we'll cover in that screened porch or build that new deck we've always wanted, perhaps a new color scheme is needed for the house, or a new shed to store all that stuff that won't fit in the garage any longer. Whatever great project you have in mind, remember that ARC approval is usually needed before you can begin any external home modification, new construction, repainting, or fencing (exceptions being restoring home damage to its original condition and/or repainting with the original colors). The approval process is initiated by submitting a completed *Homeowner's Request for Architectural Approval*

form which can be downloaded from the Woodlake website (www.woodlakecommunity.org) or found in the white box outside the front door of the Clubhouse. The committee usually meets on the first and third Tuesdays of the month. Forms must be submitted no later than the Friday before each meeting for consideration at that time. The forms are new this year and are designed to expedite approval by using a checklist format. *The main reason for a delay in approval is the failure to submit one or more of the required items, so read the list carefully.* This year the ARC Chairman is Mick Hill, who can be reached by email at mhill@nc.rr.com.

Buildings and Grounds

The Buildings & Grounds Committee oversees operation and maintenance of the trails, lake, clubhouse, swimming pool, and all other WHOA property. In this role, the committee strives to enhance both the quality of life and the value of private property within the community. Some of the work is done by volunteers (e.g., this past fall, volunteers did substantial clearing of trees and vines along the trails). However, most of the work is done by contractors. The two largest contracts are for year-round landscape maintenance services and for operation of the pool during the summer. This past During the fall of 2006, competitive proposals were obtained for both of the activities and the decision was made to hire new contractors.

The new landscape maintenance contractor is Clark Landscape Group, which has been providing landscaping services for several years at the Woodlake entranceways, around the clubhouse, and for the Lake Village and Piney Woods townhome communities within Woodlake. Contracting with the Clark Landscape Group is expected to provide both cost savings and improved landscaping services to Woodlake.

The new pool contractor is Covenant Pool Care. Covenant is a locally owned business that has been providing pool services in the Durham area for a number of years. The change to Covenant is expected to provide increased responsiveness at a lower annual cost. The pool operating schedule and rules will be the same as in past years.

Another topic of discussion by the Building and Grounds Committee is the number of Canada geese that have taken up permanent residence in Woodlake. We recognize that the geese and ducks are part of what makes Woodlake unique, however, the geese especially contribute to a number of aesthetic and environmental issues. These include goose droppings on the trails, damage to grassed areas, and algae growth in the lake due to increased nutrient levels. In 2005, there were over 120 geese residing in Woodlake. During the summer of 2006, an experimental string fence was installed along the western shore of the lake to discourage geese from grazing in the grassy area between the lake and houses on Lakeshore Drive and to make the trails less of an “obstacle course” for walkers and runners. The fence appears to have been successful in accomplishing these objectives and use of similar fencing in other areas is planned for 2007.

Further reductions in the goose population can be achieved by not feeding bread to the geese. Although feeding the geese and ducks is a source of pleasure for many residents (and non-residents), it encourages growth of the resident population and contributes to the problems discussed above. Your cooperation in not feeding these geese – and asking others to do likewise – can be an effective option for reducing the size of the “herd” and would be appreciated.

Community Relations Committee

The Community Relations Committee is the primary point of contact between Woodlake and the surrounding areas and local government agencies (e.g., the police department and planning commission). The committee generally meets on the third Tuesday of every month at 7:15 p.m. at the Clubhouse. If you would like to be involved or learn more about what is happening, please contact Margo Scott at 919-491-4181 or by e-mail to whoa.community@yahoo.com.



New Developments Bordering Woodlake: You may have noticed the commercial property for sale

signs or the pink surveyor ribbons or the trees being cleared next to the Circle K and thought to yourself, “What is happening in my neighborhood and is anyone doing anything about it?” The answer is yes. The Community Relations Committee in conjunction with the WHOA Board monitors the development of property adjacent to or potentially affecting the residents of Woodlake.

This past year we have been in communication with the developer of a senior apartment complex on the southeast corner of Fayetteville Road and Woodcroft Parkway. Their plan is to build two three-story apartment buildings, a clubhouse, and several cottage-style dwellings on the property. Through a series of ongoing discussions and negotiations we have been able to reduce the impact of this development on our neighborhood as well as positively affect the aesthetics of the development.

The property on the northeast corner of Fayetteville Road and Woodcroft Parkway has also been rezoned for commercial development. The developers of this property are proposing a two-story office building housing a real estate center. Their plan is to have a real estate office on the first floor and have a training center, mortgage broker, title co, inspector, etc. on the second floor.

Finally, on the northwest side of Fayetteville Road adjacent to the Circle K gas station, a developer has started clearing the land for an unattended car wash. Originally the developer wanted a 24-hour unattended car wash facility but with the help of several nearby neighbors, our committee was able to convince the city to limit the hours of operation and restrict access during off hours.

All three of these projects are ongoing and will require continued monitoring by Woodlake so that we continue to have a wonderful community and surrounding area.

Join Neighborhood Watch – Protect our Neighborhood: Neighborhood Watch is one of the most effective and least costly ways to reduce crime in residential areas. It forges bonds among residents, helps reduce burglaries and robberies, and improves relations between police and the communities they serve. The WHOA Board would like to put additional emphasis on this program in 2007, but needs the help of volunteers to serve as

“block captains” and help coordinate this effort. To get involved, contact Margo Scott at 919-491-4181 or via email at whoa.community@yahoo.com.

Who can be involved?

- Any community resident can join – young and old, single and married, renter and homeowner. Even the busiest of us can belong to a Neighborhood Watch and help keep an eye out for neighbors as they come and go.

What does a Neighborhood Watch do?

- Neighborhood Watch is neighbors helping neighbors. They are extra eyes and ears for reporting crime and helping neighbors.
- Members meet their neighbors, learn how to make their homes more secure, watch out for each other and the neighborhood, and report activity that raise their suspicions to the police.

What are my responsibilities as a Watch Member?

- Be alert!
- Know your neighbors and watch out for each other.
- Report suspicious activities and crimes to the police.
- Learn how you can make yourself and your community alert.

What kind of activities should I be on the lookout for as a Watch Member?

- Someone screaming or shouting for help.
- Someone looking in windows of houses and parked cars.
- Property being taken out of homes where no one is at home.
- Cars, vans or trucks moving slowly with no apparent destination or without lights.
- Anyone being forced into a vehicle.
- A stranger sitting in a car or stopping to talk to a child.
- Report such incidents to the police (911). Talk about concerns and problems with your neighbors.

Recreational Information



The Woodlake Recreation Committee coordinates various community outreach programs in our neighborhood. Activities in 2007 are still in the planning stage, but include monthly gatherings to meet other residents, a pot-luck dinner in conjunction with Neighborhood Watch, and special activities for children (Easter egg hunt and Halloween party) and seniors (monthly breakfasts). Anna West O'Connell, the Recreation Committee chair, would like to hear from Woodlake residents who have ideas and are willing to assist (e-mail anna_k_west@hotmail.com or phone 765-9344).

SOFTBALL TEAM: The Woodlake co-ed softball team is recruiting men and women to complete our roster for the upcoming spring season. The team is looking for players who are interested in playing in a recreational setting and can commit to regularly participating in games. All experience and skill levels are welcome. Most recently, the team has played in the Durham League (Monday/Wednesday games at Southern Boundaries Park off MLK Parkway) and the Parkwood League (Sunday games at the field next to the Parkwood library). The Durham League plays in the spring and fall, while the Parkwood league plays in the summer and fall. Contact Stacy Tantum at 484-7946 or slt@ee.duke.edu if you are interested in joining the fun on the softball field. Players in the Durham League must be at least 16 years old, and players in the Parkwood League must be at least 18 years old.

NEW EXERCISE ROOM POLICY: The WHOA policy on use of the exercise room has been revised to allow teenage children of residents to use the exercise room when accompanied by a parent (the previous policy prohibited use by anyone under 18). If you want to take advantage of the new policy, please complete the revised exercise room use agreement available from the website at www.woodlakecommunity.org or by contacting Kildaire Management. The completed form should then be sent to Kildaire Management by mail or fax (363-8845).

Please remember that if no one is in the room when you leave, TURN THE LIGHTS OUT and be sure the door is closed!

Welcoming Committee

The Woodlake Welcoming Committee had a great year of greeting newcomers to the Woodlake community. Besides making a personal visit to each newcomer, they hosted a successful reception in the clubhouse as an opportunity for newcomers to get to know one another.

The visit comes with a basket of goodies and packet of useful information. The packet not only has information about Woodlake, the local area, and Durham, it includes coupons to local shops, a handy Durham street map and other brochures. In addition, the visit offers a chance for new residents to ask questions they might have about Woodlake or the area.

Here is an opportunity to get to know your neighbors. If you would like to be a part of this exciting committee, contact Betty Turnbull, 919-361-5041 or betty@tbull.com. New committee members are always welcome. They are particularly looking for someone in the town homes to join the committee.

If you have recently moved in, but have not been visited, please contact Betty either by phone or email (above).

General Interest Information

Call for Volunteers

The WHOA Board of Directors and various committees are staffed by volunteers who care about our community. If you have time to get involved and a specific interest area, please contact the Board or committee via the e-mail link on the website or via Kildaire Management Company.

Clubhouse Rental:

The Woodlake clubhouse is available for party and meeting rentals. For additional information and reservations, contact Cara Hudson at 544-5253

Pet Protocol



Being a “Pet Parent” is a big responsibility. At some point in our lives, most of us have been the parent of a pet. We understand the responsibility and dedication it takes to be a pet parent, especially in bad weather. Taking care of and controlling your pet is your responsibility 24 hours a day. Please do not offend your neighbor by disregarding the Woodlake Association policies. There are several pet rules, but the following three are very important in showing that you care about your pet and your neighbors:

1. **Leashes:** All animals must be leashed or similarly restrained at ALL TIMES when outside the dwelling. This will assure everyone in our community that you are in control of your pet.



2. **Potty Etiquette:** Do not let your pet defecate or urinate on the lawn or shrubbery of other home owners, the HOA Clubhouse, or the common areas of the townhouses. There are several natural areas where you can take your pet on a leash without offending your neighbor.



After your pet has done his/her business, please clean it up. There are several locations along the trails where there are pet waste bag dispensers. Please use these bags or bring one from home. Uncollected pet waste is unsightly and can be a significant contributor to the spread of various diseases and bacteria!

3. **No Unattended Pets:** Animals are not to be left unattended when outside the dwelling in Woodlake. This includes the chaining of animals to posts, electrical boxes, decks, etc. Unattended animals often create a disturbance or are threatening to those passing by.



In addition, these Woodlake policies are also City of Durham ordinances. If someone is violating these policies, please call animal control at 560-0630 or Kildaire Management at 387-8883.

Association Handbook

The WHOA Handbook (available on the website or by contacting Kildaire) lays out various guidelines and policies that are intended to enhance the quality of life in our neighborhood. The intent of the handbook is to not create “a bunch of silly rules,” but rather to provide a framework for cooperation and respect among community residents.

The WHOA regularly conducts drive-through inspections to look for violations. Some violations are difficult to detect from the street (e.g., debris in a backyard or a car parked in the street for extended periods). As a result, residents who are aware of problems can contact Kildaire to file a complaint. Depending on the nature and severity of the problem, Kildaire will either send a letter to the violator, contact the police (if the problem is a violation of a city ordinance or regulation), or discuss the issue with the WHOA Board. If the problem persists, the Board has the authority to issue fines and suspend privileges of homeowners who fail to comply with association rules. This option is generally used as a last resort but is needed when residents will not otherwise cooperate.

The following summarizes some of the rules that are in the WHOA Handbook.

1. **Maintenance of Property:** The WHOA regularly conducts drive-through inspections to assure that houses and yards are being maintained. These inspections include structural repairs and exterior painting, yard maintenance, and debris removal. These drive-through inspections are also conducted to assure that new painting, fences, or other property changes have been approved by ARC.

2. **Parking:** For aesthetic and safety reasons, parking of trailers, boats, motor homes, and commercial vehicles within Woodlake and parking of vehicles on the street for extended periods is prohibited. If necessary, the WHOA can have vehicles towed at the owner’s expense.

3. Noise: Loud or persistent noise is offensive to your neighbors. This can include barking dogs and loud music (especially after dark). In some cases, the quickest way to deal with this situation is to call your neighbor and let them know that the problem is going on. If the problem persists, the police should be contacted and Kildaire should be notified. If the problem is on-going and complaints are received from multiple residents, the WHOA will take appropriate action against the offender.

4. Trails: The Woodlake trails are intended for use by pedestrians. Because of limited visibility in various areas and higher speeds, use of motorized vehicles and bicycles on the trails is a potential safety hazard and is prohibited. If you encounter a bicyclist on the trail, please remind them of this policy. If unsafe conditions exist, please notify Kildaire.

5. Waste and Recycling Containers: Garbage, yard waste, and recycling containers that are picked up by the city should not be placed at the street until the evening before pickup and should be removed from the curb by the evening after pick-up.

6. Signs on Association Property: Temporary signs such as “Home for Sale”, “Yard Sale”, “Open House”, and other related advertisements cannot be placed on association property for more than 24 hours during a one-week period. Association property includes all the entranceways, property around the clubhouse, and areas adjacent to the lake and trails. Any signs remaining on association property for longer than this duration will be removed.



7. Landscaping: The guidelines give homeowners significant discretion as long as the work does not involve a structure or block the view of their neighbors. However, ARC can review any landscaping situation if so requested by two or more homeowners and can require that the situation be corrected to a condition that is harmonious with the overall Woodlake landscape.

8. Solicitors: There are no soliciting signs posted at the entrances to Woodlake. If a solicitor knocks on your door, you can let them know that these signs

are posted, that they are trespassing, and ask them to leave. This policy is not intended to stop the selling of Girl Scout cookies, but rather to keep aggressive pan handlers and scam artists out of our neighborhood.

Panhandler Alert

During 2006, several incidents were reported in which a home handyman knocked on doors offering to clean gutters and do minor home repairs. After gaining the homeowner’s confidence, he asked for up-front money to pay for materials but never returned to do the work. It is also believed that he may have been “casing” the home for tools or other valuables and may have subsequently burglarized several homes in our neighborhood. If you are approached by someone offering such services, please contact the police immediately and let Kildaire know about this situation.

Homeowner Advertisements

Advertisements included here are intended for the benefit of Woodlake residents. They must be submitted by a Woodlake resident and that the resident must be listed as the one to contact. The length of the ad cannot be more than approximately 30 words. Woodlake reserves the right to edit the advertisements for length.

STAY AT HOME PARENTS – Would you like to have an adult conversation during the day? Let’s start a network of support in our community. Call Cindy at 544-6565.

TUTORING SERVICES – National award winning teacher, 13 years experience, eager to make a difference in your child’s life. Call Cindy at 544-6565.

REALTY SERVICES – Thinking about buying or selling property? Get your questions answered or a market analysis performed by Andrew O’Connell, a licensed real estate broker. Call 270-0936 or e-mail aocommell@fmrealty.com.

MAY 8 – HOLD THIS DATE: The Woodlake Homeowners Association annual meeting is tentatively scheduled for 7:00 p.m. on Tuesday, May 8th. Please reserve this date. More information about the meeting will be mailed in the spring.



Want to know what is going on in Woodlake? Community news is disseminated through a community email listing. You can sign up to receive these e-mails on the Announcements page at www.woodlakecommunity.org.

Kildaire Management Company

Kildaire Management Company is the managing agent that oversees the day-to-day operation and management for the Woodlake Homeowners Association. To contact Kildaire Management, call 387-8883 or fax 363-8845. Normal office hours are 9-4 on Monday through Thursday and 9-2 on Friday. For AFTER HOURS EMERGENCIES ONLY, please contact us on our emergency phone. The number of the specific telephone being used as an emergency phone for that day is on our telephone answering machine message.

**Woodlake Homeowners Association
PMB#112 3434-135 Kildaire Farm Road
Cary, North Carolina 27518**